



2 Blenheim Avenue, Martham, NR29 4TW

£295,000









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# 2 Blenheim Avenue

Martham, Great Yarmouth, NR29 4TW

- Spacious Family Home
- Five/Six Bedrooms
- Modern Fixtures & Fittings
- First Floor Bathroom & Ground Floor Shower Room
- Garage and Parking
- Significantly Extended
- Wonderful Open Plan Living Space
- Oil Central Heating
- Utility Room
- Must View to Appreciate!

Aldreds are delighted to offer this hugely spacious five/six bedroom family home located in the popular Broadland village of Martham. Significantly extended by the current owner, this spacious property offers accommodation including an impressive open plan living/dining/kitchen area, utility room, rear hallway, ground floor shower room and a sixth bedroom/study, five first floor bedrooms and a bathroom.

The property offers oil-fired central heating, uPVC sealed unit double glazed windows, parking, garage and a pleasant enclosed and paved rear garden. Early internal viewing is highly recommended to appreciate this well-appointed property with tremendous adaptable living space.



## Entrance Hall

Part obscure glazed entrance door with glazed side panel, stairs to first floor landing, radiator, power points, door giving access to open plan living/dining area.

## Open Plan Living/Dining Area 24'1" at max x 24'2" reducing to 14'0" (7.35m at max x 7.38m reducing to 4.28m)

Windows to front and side aspects, two radiators, power points, television point, doors leading off and open plan access to:

## Rear Hallway 8'8" x 7'7" (2.66m x 2.33m)

Door and window to rear aspect, two built in cupboards.

## Kitchen 14'7" x 7'8" (4.45m x 2.34m)

Two windows to rear aspect, part glazed door to side covered entrance, a range of modern fitted units with rolled edge works surface and upstand, sink drainer with mixer tap, integrated ceramic hob, stainless steel extractor, electric oven, inset LED ceiling lighting, smoke detector.

## Ground Floor Sixth Bedroom / Study 10'0" x 8'8" (3.07m x 2.66m)

Windows to side and rear, radiator, power points.







## Directions

On arriving in the village of Martham on the Rollesby Road, turn left at the 'T' junction with the Repps Road, turn left into Marlborough Green Crescent, turn right into Blenheim Avenue, where the property can be found a short way along the right hand side, located by our FOR SALE board.



## Utility Room 7'10" x 5'10" (2.39m x 1.80m)

With a range of fitted units and rolled edge work surface, power points, plumbing for washing machine, heated towel rail, door giving access to;

## Shower Room

Inset ceiling lighting, low level w.c., hand wash basin within a fitted storage unit, panelled shower cubicle, heated towel rail.

## First Floor Landing

Built-in cupboard, loft access, inset LED light, doors leading off;

## Bedroom 1 18'2" x 9'2" (5.54 x 2.79)

A spacious double aspect room with windows to rear and side, radiator, power points.

## Bedroom 2 8'11" x 8'11" inc to 10'10" (2.73m x 2.74m inc to 3.32m)

Windows to front and side aspects, radiator, power points.

## Bedroom 3 12'4" x 9'1" at max (3.77m x 2.78m at max)

Window to rear aspect, radiator, power points.

## Bedroom 4 9'1" x 8'9" at max (2.79m x 2.69m at max)

Window to front aspect, power points.

## Bedroom 5 9'1" x 6'5" (2.79m x 1.98m)

Window to front aspect, fitted single bed base, radiator.





### Bathroom

Obscure glazed window to rear aspect, fully tiled walls, white suite comprising white panelled bath with electric shower over, low level w.c., hand wash basin within a fitted storage unit, towel rail.

### Outside

The property occupies a pleasant position with vehicular access via driveway to bottom of the rear garden leading onto a brick built garage en bloc. The property offers a lawned garden to the front and a spacious paved garden to the rear. The rear garden is nicely enclosed with closed board panelled fencing to boundaries. External oil fired boiler for hot water and central heating, enclosure housing uPVC oil storage tank, external water supply.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band: B.

### Energy Performance Certificate (EPC)

EPC Rating: D.

### Location

Martham near Great Yarmouth is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with village green and pond, and lies partly in the Norfolk Broad National Park with one of its boundaries being the upper reaches to the Thurne River - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth and the City of Norwich. Visitors and locals plays host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

### Reference

S9718/PJL



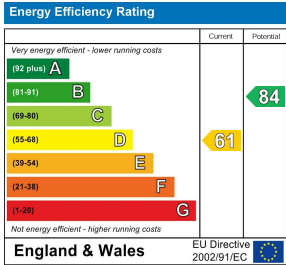
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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